026.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	954,600	/	954,600
USE VALUE:	954,600	/	954,600
ASSESSED:	954,600	/	954,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE CAROLYN J TRUSTEE
Owner 2:	CAROLYN J BURKE REVOCABLE TR
Owner 3:	OF 2018
Street 1:	48 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURKE CAROLYN JOAN -
Owner 2:	-
Street 1:	48 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2754 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	493,500	5,100	456,000	954,600
Total Card	0.115	493,500	5,100	456,000	954,600
Total Parcel	0.115	493,500	5,100	456,000	954,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.62 | /Parcel: 346.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	17387
GIS Ref	
GIS Ref	
Insp Date	07/10/17

!2128!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	493,600	5100	5,000.	456,000	954,700	954,700	Year End Roll	12/18/2019
2019	104	FV	382,400	5100	5,000.	484,500	872,000	872,000	Year End Roll	1/3/2019
2018	104	FV	382,400	5100	5,000.	353,400	740,900	740,900	Year End Roll	12/20/2017
2017	104	FV	358,400	5100	5,000.	307,800	671,300	671,300	Year End Roll	1/3/2017
2016	104	FV	358,400	5100	5,000.	262,200	625,700	625,700	Year End	1/4/2016
2015	104	FV	318,800	5100	5,000.	256,500	580,400	580,400	Year End Roll	12/11/2014
2014	104	FV	318,800	5100	5,000.	210,900	534,800	534,800	Year End Roll	12/16/2013
2013	104	FV	331,900	5100	5,000.	200,600	537,600	537,600		12/13/2012

PRINT

Date	Time
12/10/20	17:37:06

LAST REV

Date	Time
08/28/18	09:21:06
mmcmakin	
2128	

USER DEFINED

Prior Id # 1:	17387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE CAROLYN J	71254-370	1	7/2/2018	Convenience	99	No	No		
	7270-267		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	90	New Wind	21,404	C				
6/2/2010	543	Manual	9,934					GENERAL REPAIRS
6/9/2004	472	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
5/4/2009	Measured	189	PATRIOT
3/6/2000	Mailer Sent		
3/6/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07892156
Const Adj.:	0.98990101
Adj $ / SQ:	181.564
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670494
Depreciation:	177010
Depreciated Total:	493483

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

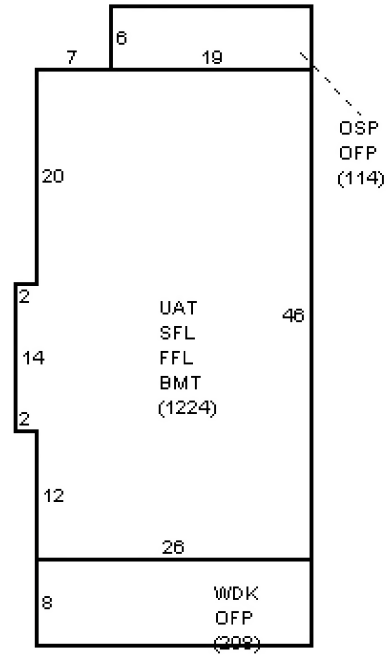
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,224	54.470	66,670
FFL	First Floor	1,224	181.560	222,235
SFL	Second Floor	1,224	181.560	222,235
OFP	Open Porch	322	21.410	6,893
UAT	Upper Attic	306	127.100	38,891
WDK	Deck	208	10.700	2,225
OSP	Screen Porch	114	33.730	3,845
	Net Sketched Area:	4,622	Total:	562,994
Size Ad	2448	Gross Are	5540	FinArea 2754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.56
Special Features:	0	Val/Su Net:	106.77
Final Total:	493500	Val/Su SzAd	201.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100